

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on August 26, 2003, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present

Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
Mark J. Vleck (arrived 7:35 p.m.)
David T. Waller
Wayne Wright

Absent

Gary Chamberlain

Also Present

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Doug Smith, Real Estate & Development Director
Amalfi Parker, Prospective Student Representative
Kathy Czarnecki, Recording Secretary

Resolution # PC-2003-08-010

Moved by: Wright

Seconded by: Schultz

RESOLVED, That Mr. Chamberlain be excused from attendance at this meeting.

Yes: All present (7)

No: None

Absent: Chamberlain, Vleck (arrived 7:35 p.m.)

MOTION CARRIED

Ms. Amalfi Parker was introduced and welcomed as the prospective student representative. Ms. Parker, a senior at Troy High School, presented an impressive background of her volunteer work, involvement in community affairs and future plans.

2. MINUTES – August 5, 2003 and August 12, 2003

Mr. Storrs requested that the August 12, 2003 minutes reflect the following change.

Page 14, under the Good of the Order, paragraph 4, to read:

"Mr. Storrs expanded on his negative vote on the special use request by St. Mark Coptic Orthodox Church. He said that churches are a permitted use within residential zoning as a special use approved by this Planning Commission, and he does not believe that churches should operate as businesses, nor are they good neighbors to the abutting single family uses."

Resolution # PC-2003-08-011

Moved by: Storrs

Seconded by: Schultz

RESOLVED, To approve the August 5, 2003 Special/Study Meeting minutes as published and the August 12, 2003 Regular Meeting minutes as corrected.

Yes: Kramer, Littman, Schultz, Storrs, Strat, Waller

No: None

Abstain: Vleck, Wright

Absent: Chamberlain

MOTION CARRIED

3. **PUBLIC COMMENTS**

No one was present to speak.

4. **PLANNING AND ZONING REPORT**

Mr. Miller reported that the Community Affairs Department is working on the publication of the City calendar and has requested the Planning Commission meeting dates for 2004. Mr. Miller informed the Commission that the proposed 2004 Planning Commission meeting dates have been forwarded to Community Affairs and asked if the Commission would like to adopt the 2004 meeting schedule as established.

Discussion followed.

Resolution # PC-2003-08-012

Moved by: Schultz

Seconded by: Waller

RESOLVED, That the Troy City Planning Commission hereby approves the following 2004 meeting schedule for the City of Troy calendar publication purposes; and

FURTHER RESOLVED, That, at its first meeting of 2004, the Troy City Planning Commission officially approve the 2004 meeting schedule.

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the first and fourth Tuesday of each month, as necessary, with the exception of June 1st, July 6th September 7th and December 26th.
3. If additional Special/Study Meetings become necessary, Alternate Special/Study Meeting dates may be set at the discretion of the Commission.

Yes: All present (8)
No: None
Absent: Chamberlain

MOTION CARRIED

Mr. Miller reported on the following Council actions taken at its August 18, 2003 Regular Meeting.

East Half of Alger Street Vacation Request (SV 180) – Denied
Cedar Pines Site Condominium (Revised Plan) – Approved
Peacock Farms Site Condominium (Final Plan) – Approved

Mr. Miller reported on the following Planning Commission items pending City Council action.

R-1T (ZOTA 182) – Tentative City Council Public Hearing date is 10/20/03.

Site Plan Approval (ZOTA 199) – Tentative City Council Public Hearing date is 10/20/03.

Amateur Radio Antenna Heights (ZOTA 180) – Referred to the Board of Zoning Appeals.

Off Street Parking Requirements (ZOTA 198) – City Management is providing an informational memo to City Council at its September 8, 2003 Regular Meeting. Mr. Miller will provide the Commission with a copy of the memorandum and report back to the Commission on the timeline for City Council action.

Mr. Miller reported that due to the Labor Day holiday, a third City Council meeting is not scheduled in September. The two regular business meetings are scheduled on September 8 and September 22.

5. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

The August 20, 2003 meeting was cancelled. The next Downtown Development Authority meeting is scheduled for September 17, 2003.

6. BOARD OF ZONING APPEALS REPORT

Mr. Vleck gave a brief report on the August 19, 2003 BZA meeting.

7. SUB-COMMITTEE REPORTS

CR-1

Mr. Miller reported that staff has completed its review of the draft report and will distribute the report for review by Committee members Waller and Chamberlain.

Tree Preservation / Landscaping / Walls

Mr. Miller reported that ordinances from other communities were distributed to the Committee members in their meeting packet. Mr. Miller said a meeting would be arranged with Landscape Analyst Ron Hynd and Committee members.

A brief discussion was held with respect to the purpose of the sub-committee.

Gateway / Beautification

Mr. Miller reported that an internal review is being conducted for acceptance of the proposed gateway sign design.

Mr. Smith reported that City staff plans to address the landscaped gateway entrance at the recently approved Rochester Commons PUD site (north of Big Beaver, east of Rochester Road) with the Downtown Development Authority. Mr. Smith said that any proposal would be brought back to the Commission for their input.

Special Use

There was no report available.

Indoor Commercial Recreation

Mr. Miller reported that the Planning Department would arrange a meeting with three property owners and also prepare the appropriate ordinance language.

8. DEVELOPMENT REPORT

Mr. Smith provided a brief report on the following topics:

- Land Use Study
- SmartZone / Automation Alley Update
- Saleen Facility
- Long Term M-1 Zoning and Alternative Uses for Industrial Buildings
- Highly Competitive Atmosphere for Retention and Recruitment of Companies
- I-75 / Long Lake Interchange
- Maple Road Corridor
- Civic Center Site
- Office Vacancy Rate
- Reflective Corporate Head – Kmart

Discussion followed with respect to the City sidewalk plan and the landscaping and irrigation along Big Beaver Road. The Planning Department will provide the Commission with an update on the City sidewalk plan.

9. PLANNING COMMISSION BY-LAWS

Ms. Lancaster presented a summary of her memorandum relating to the Planning Commission's final jurisdiction for site plan approvals and special use approvals.

Discussion followed.

It was the consensus of the Commission to incorporate in the City ordinance the By-Law language relating to the number of votes necessary to approve matters on which the Planning Commission has final jurisdiction.

10. ROAD COMMISSION OF OAKLAND COUNTY

Mr. Miller presented the Oakland County Road Commission Report of the Strategic Planning Process for the years 2002 and 2003. There was a brief discussion on the long-range strategic transportation priorities listed for the City of Troy.

11. TOURS OF SANCTUARY LAKE GOLF COURSE

Mr. Miller reported that tours of the new golf course could be arranged during regular business hours for groups no larger than four. Arrangements can be made with Mr. Miller.

12. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 202) – Outdoor Storage of Commercial Vehicles in M-1 (Light Industrial) Zoning District

Mr. Miller reported that City Council has directed the Planning Commission to give consideration to potential revisions of the zoning ordinance with respect to permitting outdoor storage of commercial vehicles in the M-1 zoning district at existing mini-storage facilities.

Mr. Miller requested input from the Commission, and noted the Planning Department would prepare draft zoning ordinance text for the proposed revisions.

13. APPOINTMENT OF BOARD OF ZONING APPEALS REPRESENTATIVE AND ALTERNATES

Ms. Lancaster presented a brief summary of her memorandum relating to the appointment of Board of Zoning Appeals representatives and alternates.

14. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Miller reported a meeting was held comprising himself, the Planning Consultant, Mr. Savidant and the petitioner, Mr. DiMaggio. Mr. Miller noted that it appears the petitioner may provide another public benefit to bolster the justification of the PUD criteria; in general, it would consist of additional pedestrian and urban design improvements.

Mr. Miller indicated to the petitioner that any information submitted to the Planning Department promptly before the Labor Day weekend would be reviewed and Planning Department and Planning Consultant recommendations would be available for the September 9th Public Hearing.

Ms. Lancaster referenced her memorandum attached to the Planning Department's report and stated it is necessary for the petitioner to identify and label each item as listed in the proposal's table of contents so that each item can be referenced as an exhibit for motion purposes.

Mr. Waller stated he hopes that among the efforts of City staff, the Commission and the Planning Consultant, the petitioner has received the message that the PUD documents must be accurately prepared and the proposal submitted as one complete

document for approval. He noted it is the petitioner's responsibility to provide an explanation for any information that is not provided.

15. REVIEW OF SEPTEMBER 9, 2003 REGULAR MEETING

Mr. Miller presented a brief summary of the upcoming items on the September 9, 2003 Regular Meeting agenda.

Mr. Miller reported the Planning Department has received numerous inquiries on the site plan application for the proposed residential development on the east side of Coolidge, north of Square Lake (the former school district property adjacent to Firefighters Park). He noted the proposed site plan (Wyngate of Troy) would be on the October 14, 2003 Regular Meeting agenda.

16. PUBLIC COMMENT

No one was present to speak.

GOOD OF THE ORDER

Mr. Miller took note of the Commissioners who plan to attend the Michigan Society of Planning Annual Conference at Grand Traverse Resort on October 15-18, 2003.

Mr. Schultz, as an interesting sideline, stated the portion of the Troy Commons property that used to be a bank was his great grandfather's wagon shop.

Mr. Vleck brought to the floor a discussion with respect to having a joint meeting with City Council and the Planning Commission. It was the consensus of the Commission to provide a list of items they wish to address with the City Council, and be prepared with a resolution at the next Special/Study Meeting.

Several Commissioners exchanged their experiences with respect to the recent major blackout; i.e., land and cell phone use, disruption in water, etc.

The bus tour of the Maple Road corridor scheduled to take place prior to the September 23, 2003 Special/Study Meeting was discussed. Mr. Miller said he is receiving some reluctance on the part of City Management in making bus tour arrangements. The consensus was that if a bus was not available, personal cars would be used. Discussion followed with respect to the posting of the meeting as a Study Session only or as a Special/Study Meeting.

Ms. Lancaster announced Kurt Kibby has filed a lawsuit against the City and the school district with respect to the Rochester Commons PUD, citing that his property would be land locked. Ms. Lancaster stated that all parties have agreed to meet and it is hoped that an agreement can be reached out of court.

Mr. Miller announced that the petitioner for Rochester Commons PUD is considering an expansion of the development along Urbancrest and Parkton.

Chairman Littman announced that an *Innovative Stormwater Management Workshop* is being held on October 2, 2003 at the Embassy Suites Hotel in Southfield.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:40 p.m.

Respectfully submitted,

Lawrence Littman, Chairman

Kathy L. Czarnecki, Recording Secretary

G:\MINUTES\2003 PC Minutes\Final\08-26-03 Special Study_Final.doc